

Case Study - AMN Healthcare



SAN DIEGO CORPORATE CENTER **12400 High Bluff Drive** **San Diego, California**

DESCRIPTION:

DEL MAR HEIGHTS - The project consisted of the complete design and construction of a 165,000 SF tenant improvement project from selection of the architectural firm, creation of construction documents and final permitting, through selection of a general contractor and complete project build out. The project included a 3-story interconnecting staircase, a large 3,000 SF computer room with fire suppression, a stand-alone UPS system and 24 hour cooling; a full service cafeteria; and an auditorium, complete with theater seating.

ADDED VALUE:

IRVING HUGHES/CM was able to manage this complicated project during a very difficult transition for the company. AMN Healthcare was relocating out of 7 separate facilities and Irving Hughes was coordinating final design and project logistics with their existing facilities manager. During final design and just months before construction was to start, the facilities manager quit and moved out of state. AMN Healthcare proceeded to go through 3 separate facilities managers before the completion of the project. Irving Hughes was able to provide continuity through this entire process, ensuring that the project stayed on budget and on schedule. In addition, this project experienced 2 separate floods within the last 8 weeks of the project causing over \$500,000 in damage. Irving Hughes was able to work with the general contractor and the client's vendors to resolve the huge delay and moved the tenant in on time.

SERVICES PROVIDED:

IRVING HUGHES/CM provided project management service from creation of the architectural firm RFP and firm selection, through design permitting, general contractor selection, tenant improvement construction and client move in. Irving Hughes also provided extensive management and coordination for the client's vendors including security (\$300,000), AV (\$500,000), phone/data cabling (\$400,000), cafeteria equipment (\$250,000) and gym equipment (\$85,000).

SQUARE FEET:

165,000 SF (3 floors)

CONTRACT AMOUNT:

\$9.4 million for design and construction

GENERAL CONTRACTOR:

RENO Contracting
Matt Reno

ARCHITECT:

Howard Sneed Architects
Anne Sneed